

NEWFIELDS PLANNING BOARD MINUTES SEPTEMBER 15, 2005

Attendance: Mike Todd, Bill Meserve, Betsy Coes and Town Planner Reuben Hull. Mike Price arrived shortly after the meeting began.

Bill Meserve called the meeting to order at 7:05 pm.

Pride Development-Gas Station/Convenience Store

Wayne Morrill from Jones & Beach presented a revised plan for the gas station/convenience store on the corner of Route 85 and 108. The applicant discussed the Route 85 entrance. The State is recommending that a raised median be put on Route 85 to prevent left turn access. The entrance will not be accessible for tractor trailers but it will be for cube trucks. Mike Todd was concerned with the curb distance from the corner. Cueing of the lights will allow good access without cars getting backed up.

Reuben talked about the close proximity of the entrances and exits to the intersection. He is concerned that the Route 85 entrance/exit will be dangerous.

Wayne Morrill suggested that the Board schedule a site walk of the proposed entrance on Route 85. He will stake out the area where the driveway will be located. The Board will meet at the site on Monday September 19 at 5:00 pm.

The hydrogeologic study has been completed and forwarded to Hydroterra for technical review.

Les Case Subdivision

No action taken at this time. Re-notification of abutters will be required.

Tower Ventures Mylar

The mylar remains unsigned pending the payment of outstanding fees.

River Run Realty Trust

Reuben updated the Board on the construction activities at the site on Old Lee Road. He talked about the installation of a culvert to alleviate water back up. The installation will have to go before the Selectmen.

Zoning Revisions

Alison Watts distributed a proposed revision to the zoning ordinances in regards to the wetlands buffer provisions. The proposed regulation would not permit any building activity within 125 feet of any prime wetland, 100 feet from any Type A soils and 50 feet from any Type B Hydric soils. No cutting, filling or other disturbance would be permitted within 100 feet of any prime wetlands, 50 feet from any Type A soils and 25 feet from any Type B Hydric soils. Reuben will get a copy of other town's regulations for comparison.

The Conservation Commission is looking at identifying "prime wetlands" in town and having them reviewed and accepted by the State. Identifying "prime wetlands" provides a higher threshold for disturbance of them.

The Board discussed purchasing a flat file for the Town Office to organize plans. The cost is estimated at \$3,000.

Conservation Subdivision Ordinance revisions were discussed next. The amendments focus on better ways to configure houses with no increase in the number of houses permitted. Reuben talked about four types of configurations for homes; neighborhood, cluster, colony and community. The Board does not want to eliminate the conditional use permit. The perimeter buffer needs to be clarified because it does not apply to entrances. Land must be buildable and contiguous.

The Board discussed Access Management on Route 108.

The Planning Board needs to write a letter to the Department of Transportation to help with the sidewalk project.

The CIP forms are ready to be distributed to the department heads.

A motion was made by Mike and seconded by Bill to adjourn. The motion carried and the meeting adjourned at 9:35 pm. The next meeting will be October 20, 2005.

Respectfully submitted,

Sue McKinnon